

CITY OF HOMESTEAD CITY MANAGER'S BI-MONTHLY REPORT

July/August 2025

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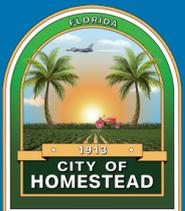
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ELECTED OFFICIALS 2025



Mayor

Steven D. Losner



Vice Mayor

Sean L. Fletcher
Seat 2



Councilman

Tom Davis
Seat 1



Councilman

Larry Roth
Seat 3



Councilwoman

Jenifer N. Bailey
Seat 4



Councilwoman

Erica G. Ávila
Seat 5



Councilman

Clemente Canabal
Seat 6

CITY MANAGER MESSAGE



Zerry Ihekwaba,
PhD, PE

Dear Mayor and Council Members,

This August marked a defining moment for Homestead with the presentation of the proposed FY 2026 balanced operating budget and the adoption of the City's Strategic Plan. Both milestones set the stage for the September approval of a budget that aligns resources with the community's long-term vision and immediate needs.

The \$348.7 million budget, including an \$89.2 million General Fund, supports essential services, infrastructure, and quality-of-life initiatives—all while maintaining fiscal responsibility. Nearly half of the General Fund is dedicated to our top priorities: public safety and parks and recreation. Keeping the millage rate unchanged provides stability for taxpayers, and our five-year Capital Improvement Plan advances critical water, sewer, and electric upgrades to meet the needs of a growing population.

This year, the Strategic Plan guided our decisions and will continue to do so over the next five years. Rooted in our core values of Respect, Ethics, Accountability, and Leadership, it charts a roadmap for a safer, more connected, and vibrant Homestead this year and will continue to do so over the next five years. From expanding family-friendly programs to investing in technology, infrastructure, and local business opportunities, the plan reflects a clear vision of who we are and where we are headed.

This vision is already taking shape with transformative projects like the VSGS Sports Performance Hub at Homestead Regional Park. Valued at \$275 million and fully privately funded, the project reimagines the park with a 10,000-seat stadium, professional sports academy, hotel, and extensive facilities for soccer, baseball, basketball, tennis, pickleball, and more. It preserves traditions such as the Homestead Rodeo while introducing professional soccer through Miami FC. The project is expected to create over 4,300 construction jobs and 600 permanent positions, generating millions in tax revenue and economic activity—a true investment in families, neighborhoods, and Homestead's future as a destination city.

As we begin this fiscal year, our balanced budget, Strategic Plan, and transformative projects demonstrate a shared commitment to progress. Together, we are building a city that is fiscally strong, strategically focused, and full of promise.

Sincerely,

Zerry Ihekwaba, PhD, PE

CALENDAR

AUG 23 - OCT 23

- Oct 7 Night Out
- Oct 8 FLOW DMV Event
- Oct 10 Mario Kart Tournament
- Oct 18 Fall Festival
- Oct 23 State of the City



Race to the 4th



Parks Month



Mural Unveiling



Hurricane Meal Box Distribution

Visit the City of Homestead's Flickr account to see event photos.

[HOMESTEADFL.GOV/FLICKR](https://www.homesteadfl.gov/flickr)



[HOMESTEADFL.GOV/CALENDAR](https://www.homesteadfl.gov/calendar)



STATE APPROPRIATIONS

As part of the City’s ongoing efforts to secure state funding for critical infrastructure improvements, \$625,000 has been approved for the Capacity **Upgrade of Undersized/Aged Water Mains Phase IV** and \$575,000 for the **SW 152nd Avenue Bridge Expansion**—totaling \$1.2 million to enhance Homestead’s infrastructure and resilience. Public Works is preparing the item for the October 22, 2025, Council Meeting for formal acceptance of the funds, after which staff will execute funding agreements, finalize project schedules, and begin project implementation. While these state allocations mark important progress, the City will need to identify additional funding sources to complete all phases of these projects and fully meet Homestead’s growing infrastructure needs.

CITYWIDE STRATEGIC PLAN

With the adoption of the City of Homestead’s first Five-Year Strategic Plan, the next step is to integrate the mission, vision, core values, and City tagline into all areas of municipal operations. These guiding elements will shape how we allocate resources, develop programs, and deliver services—ensuring that every effort is aligned with the community’s shared priorities. To support this work, staff is developing a system to track progress and measure performance, ensuring we meet key milestones in alignment with the Strategic Plan. This system will help keep the City on track to achieve its goals, drive continuous improvement, and enhance the quality of life for our residents.

The new solution will enhance this effort by creating interactive dashboards that showcase progress and allow residents, businesses, and stakeholders to easily track the advancement of strategic initiatives. As implementation progresses, the City will continue to track and report on outcomes, ensuring transparency and accountability while bringing our tagline, “The Future Lives Here,” to life.

KROME MARKETPLACE

The Homestead Community Redevelopment Agency (HCRA) has initiated a new strategy to advance the redevelopment of Downtown Homestead. After a previous solicitation for restaurant, food hall, and entertainment operators closed with no qualified responses, the CRA pivoted its approach to better position the project for success.

As part of this shift, HCRA engaged an architectural firm to develop interior design concepts for three key parcels at 204, 220, and 230 N. Krome Avenue. The plans will help prospective developers visualize the spaces and include estimated improvement costs, enabling informed decisions about potential investment and activation.

This proactive effort aims to transform the historic buildings into a vibrant dining and entertainment hub, activating a key corridor in Downtown Homestead and stimulating economic growth. In August, the firm began a comprehensive evaluation of the buildings, including cost estimates for full rehabilitation. Architectural renderings illustrating potential reuse concepts are now in development and will be unveiled during the Winter Wonderland event in November. In the meantime, the buildings will receive a fresh coat of paint to enhance their appearance as revitalization momentum continues.

KROME MARKETPLACE PARKING LOT

In July, the City of Homestead Community Redevelopment Agency (HCRA) is nearing completion of the undergrounding of power at the Krome Marketplace Parking Lot—a key infrastructure improvement supporting the ongoing revitalization of Downtown Homestead. Final connections to existing buildings are currently being made as part of this phase of work.

In addition, construction of the parking lot itself has mobilized and is now beginning. Once completed, this project will enhance parking accessibility in advance of the upcoming Krome Ave Improvement.

OLD CITY HALL SITE

In July, at the direction of City Council, staff began preparing the sales contract and future development agreement for the construction of a Flanigan's restaurant in Homestead. This step followed Council's authorization to bring the iconic restaurant to the community, supporting local dining options and economic development efforts. Staff continues to work through necessary negotiations to advance the project.

In August, the City and CRA proceeded with the development agreement and initiated the necessary zoning changes for the library parcel, moving the project forward.

In September, the item returned to City Council and was officially rezoned to accommodate the restaurant. Additionally, the City entered into a 120-day extension for execution of the state contract, ensuring adequate time to complete all requirements while maintaining project momentum.

GIS STRATEGIC PLAN

In July, the City of Homestead took significant steps to modernize its Geographic Information Systems (GIS) capabilities to better serve elected officials, internal departments, and the broader community. As part of this effort, the City rolled out a new Elected Officials Application to provide streamlined access to GIS data and insights for decision-making.

Additionally, the City is working to make information on development projects in the pipeline more accessible through a new Projects Module, developed in partnership with Gridics. This tool will allow both officials and residents to explore upcoming developments, including details such as project timelines, approval status, and the number of proposed units—helping the community better understand what is being built and when. Because many projects are approved years before construction begins, the module will also provide important context on the development process, giving residents a clearer picture of how projects move from approval to completion and ensuring greater transparency and awareness of new construction in their area.

These enhancements build on the City's ongoing GIS modernization efforts and continue to expand access to data that supports operational efficiency, informed decision-making, and community engagement.

EPL IMPLEMENTATION

The City of Homestead launched the implementation of the Electronic Permitting and Licensing (EPL) Project in March 2025 to streamline permit, license, right-of-way, and other service application processes, improve customer service, and enhance operational efficiency.

In July and August 2025, the project team made significant progress in configuring permit processes, adopting permit fees, and completing required system integrations. Departmental subject matter experts initiated end-user and departmental testing to validate functionality, ensure alignment with requirements, and identify refinements ahead of launch.

In September 2025, the City conducted a two-week end-user training for staff and launched a dedicated webpage to support residents, contractors, and businesses as they learn about the new EPL-BUILD program. To view the EPL-BUILD page, click [here](#).

Phase One applications set to go live on October 1, 2025.

PUMP STATION #22/BASIN MORATORIUM (ARPA CONTRIBUTION \$3,641,905)

Pump Station #22/Basin Moratorium

The City continued progress on the Pump Station 22 (PS22) Super Bypass project, which diverts wastewater flow directly to the Wastewater Treatment Facility Influent Pump Station #1 to remove the pump station's moratorium status. To advance this effort, the project went out for an Invitation to Bid (ITB) to establish a contract with a qualified, experienced State of Florida contractor to provide all labor, materials, equipment, services, and incidentals required for the PS22 upgrades. The scope includes all appurtenant work—complete, tested, and ready for operation—along with temporary utilities and facilities, in full conformance with the contract documents and applicable federal provisions.

As of July–August 2025, the project was substantially completed, with all major installations—including conduit, concrete, splice box, transformer, and SCADA equipment—either completed or in final procurement stages. The project spans Districts 1, 4, and 6, and is anticipated to be fully completed by November 2025.

The project spans Districts 1, 4, and 6, it is anticipated to be completed by November 2025.

HOMESTEAD REGIONAL PARK

At the direction of the administration, the city-led project for Homestead Regional Park was discontinued following a Council-approved decision to engage in negotiations with VSGS for redevelopment of the 130-acre park.

The VSGS Sports Performance Hub proposal envisions a \$275 million capital improvement to the site. The plan includes a 10,000-seat stadium, a 100-room hotel (expandable to 150 rooms), a youth sports academy, and multiple recreational fields and courts. It also establishes a new permanent home for the historic Homestead Championship Rodeo and introduces dedicated City Days for community use.

To commemorate this monumental project, the City hosted a signing ceremony, highlighting the incredible opportunity it represents for the community. Supported by professional athletes and investors, the project is projected to create over 4,300 construction jobs and 600 permanent jobs, while also providing community benefits such as \$250,000 in parks grants and annual scholarships for local youth. Councilmembers expressed strong support for the expanded public access and economic opportunities, and the City Manager was authorized to negotiate a formal agreement, with the final proposal submitted by July 31, 2025. The project is anticipated to break ground in Quarter 1 of 2026, marking an exciting new chapter for Homestead.



OPERATIONAL UPDATE

In July and August 2025, residents continued to actively use the City of Homestead's Public Record Request Portal. A total of **217** requests were submitted in July and **245** in August. Of these, the Homestead Police Department received the majority—**167** in July and **187** in August—while the City Clerk's Office received **50** in July and **58** in August.

Request processing also remained steady, with **142** requests completed in July and **190** in August. HPD completed the bulk of requests—**110** in July and **141** in August—while the City Clerk's Office completed **32** in July and **49** in August, ensuring timely responses and continued transparency for the community.

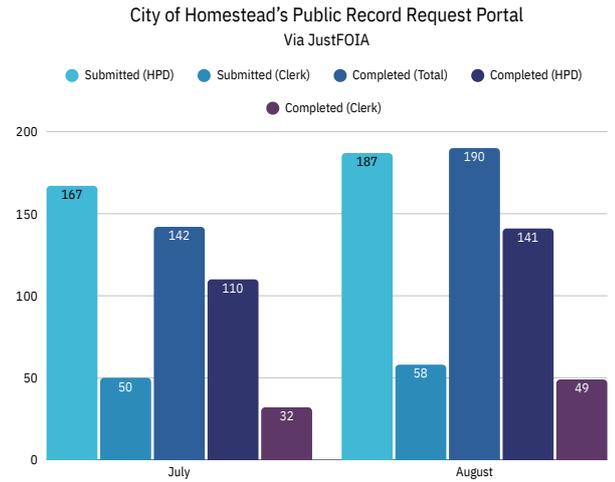
OPERATIONAL EFFICIENCIES

The City Clerk's Office, in collaboration with the City Manager's Office, continued to advance agenda management efficiencies through the CHAMPS Agenda Management Program. In July, **5** agenda packets were processed and published, providing the public with timely meeting information. In August, **6** agenda packets were processed, maintaining timely public access to meeting information and streamlining staff workload.

The City Clerk's Office also processed lobbyist registrations during this period, resulting in increased registration fee revenue. In July, **3** lobbyist registrations were processed, generating **\$750** in fees. In August, **5** registrations were processed, generating **\$1,250** in fees.

PASSPORT FACILITY UPDATE

In preparation for the City of Homestead's upcoming Passport Acceptance Facility, the City Clerk's Office has completed the setup of the designated passport area, and staff successfully completed the Acceptance Agent 2025 training in July. The Q-less appointment scheduling software has been ordered and configured, and the kiosk hardware is pending delivery and installation to support the launch of passport application processing.



COMMUNICATIONS | PIO

OPERATIONAL UPDATES

SHOWCASING PUBLIC ART

The Communications Division launched a video highlighting the Cybrarium's newest art lighting installation, now visible for all to enjoy. This exciting addition is part of the City's Art in Public Places initiative, underscoring Homestead's commitment to creativity and community enrichment. Click [here](#) to view video.

FIGHTING THE BITE TOGETHER

In collaboration with Miami-Dade County, Communications rolled out the "Fight the Bite" campaign to raise awareness on mosquito safety and prevention. The campaign featured two engaging videos produced with the support of summer interns, whose creativity and fresh ideas helped bring the message to life. Additionally, the City's Emergency Manager has been designated to coordinate efforts with the County on regular mosquito spraying and related prevention activities, ensuring a unified approach to protecting public health.

EXTRA! EXTRA! READ ALL ABOUT IT!

To promote sign-ups for the City's official newsletter, the team created a newspaper-themed graphic that delivered big results—within just one week, we saw a surge in subscriptions. Residents can join the growing list and stay informed by visiting homesteadfl.gov/newsletter.

STRATEGIC PLAN INITIATIVES

Throughout July and August, Communications advanced several initiatives tied to the City's Strategic Plan, including the launch of **Discover Homestead** and preparations for multiple end-of-year campaign rollouts.

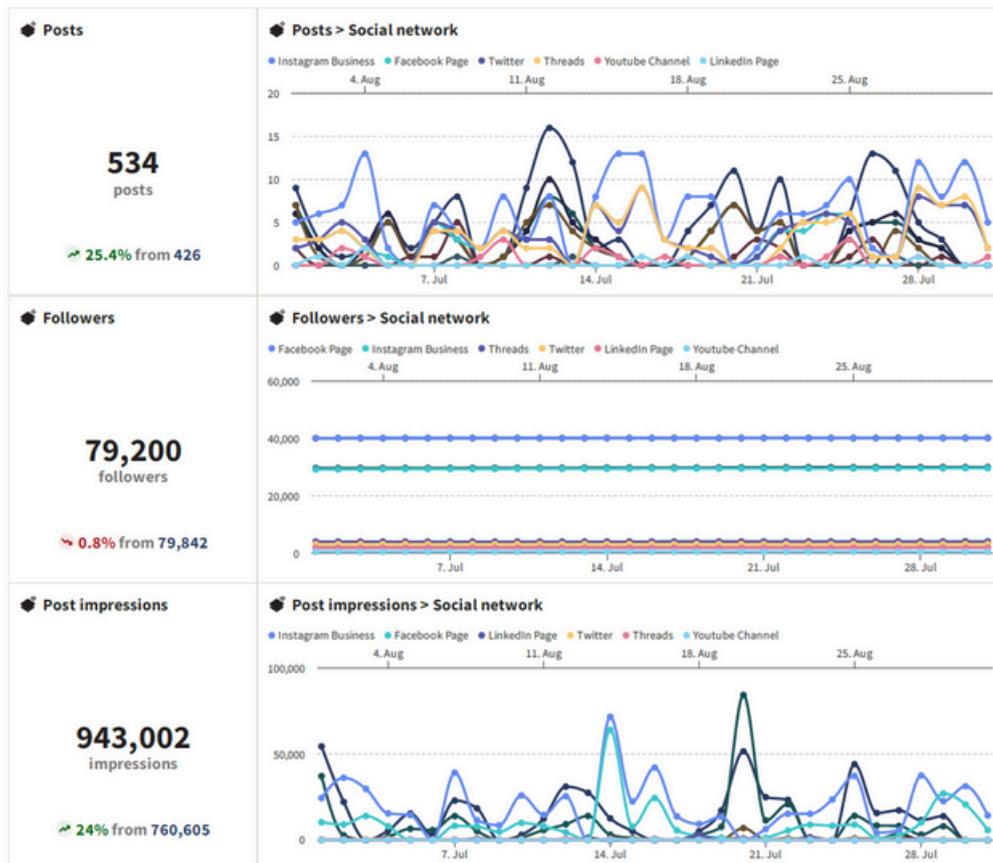
EDUCATIONAL & RECOGNITION CAMPAIGNS

As part of the City's ongoing efforts to make information regarding permits more accessible the team produced a **"Do I Need a Permit?"** video to help residents understand when permits are required. Additionally, in coordination with HPS Energy the communications team created a **Florida Lineworker Appreciation Day**, which took place on August 26, 2025. The video celebrated the essential work of our lineworkers.

ENGAGEMENT ANALYTICS

Community engagement across the City's social media platforms showed measurable growth in July and August. During this period, the City published **534** posts and gained **918** new followers across platforms. Key engagement metrics include **+24%** increase in post impressions (totaling **943,002** impressions), **+35%** increase in post engagements (**15,205** interactions), and a **+18%** increase in reach. Specific highlights included the **National Parks & Recreation Month Splash Pad post**, which drove high engagement across channels, and the **Back to School Bash post**, which reached thousands of residents. The graph below provides a detailed month-over-month comparison of these trends across **Facebook, Instagram, X (Twitter), LinkedIn, Threads, and YouTube**.

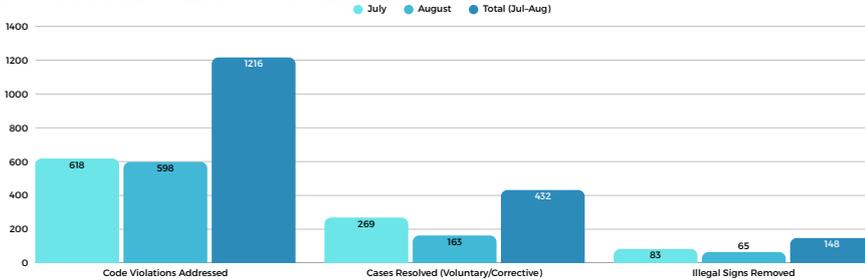
SOCIAL MEDIA ANALYTICS FOR JULY AND AUGUST



OPERATIONAL UPDATE

The Code Compliance Department continued to advance enforcement efforts, enhance operational technology, and strengthen interagency collaboration throughout July and August. Staff remained focused on preserving neighborhood integrity, protecting public health and safety, and modernizing processes to deliver efficient, community-focused service.

MONTHLY ENFORCEMENT METRICS



Training & Professional Development

In July, staff participated in specialized training from the National Hurricane Center, the City's Emergency Management Division on pre- and post-storm assessment procedures, multi-agency **Business Tax Licensing** training, a **Consumer Protection** session, and a **Disaster Recovery and Documentation** course to reinforce FEMA-compliant reporting and continuity planning.

In August, all officers attended a department-wide training session on the adopted **Expanded RV Ordinance**, providing guidance on updated definitions and enforcement standards for extended recreational vehicle use on residential properties. The department also participated in the **City's Tropical Disturbance Planning Meeting** and met with the **Florida Association of Code Enforcement (FACE) Accreditation Committee** to support professionalism and standards-based municipal enforcement.

Community Engagement & Interagency Coordination

Director Jose Perez served as a panelist during the **City's "Conversation with the Community"** event in Pioneer Village, sharing the department's role in neighborhood preservation and enforcement. The department hosted and attended a multi-agency process improvement meeting to streamline workflows, align compliance goals with partner departments, and improve citywide service delivery.

Technology & Equipment Enhancements

July marked the launch of a new electronic filing system that allows the department to record documents directly with Miami-Dade County, streamlining workflows and reducing paper usage. All officer vehicles were outfitted with in-vehicle thermal printers. In August, Body-Worn Cameras were finalized for implementation across the department, and radios were upgraded to improve field communication and coordination.

Strategic Initiatives

The City is finalizing the contract with **Hera Property** for the **Abandoned Property Registration** program, which will automate alerts, streamline oversight, and support proactive enforcement of vacant and neglected properties.

The removal of a double fence line along Turner Circle was completed, improving safety, aesthetics, and visibility in a key residential area.

Staffing & Recruitment

In August, the department welcomed two new officers: Roger Reyes, formerly with the **Florida DBPR**, and Jeffrey Lind, formerly a Code Officer from Florida City. Both officers have begun onboarding and zone orientation, bringing additional regulatory enforcement experience to the team.

CODE COMPLIANCE

CITATIONS UPDATE JULY TOP 10 VIOLATIONS

Violation	Cases Opened
Sanitation Violations (Bulk Trash, Litter, and Debris)	179
Overgrowth Violations	99
Work Without Permits Violation	61
Signage Violations	30
Unsafe Structure Violations	29
Public Nuisance Violations	23
Building Maintenance Violations	21
Abandoned Vehicles Violations	20
Obstructions of ROW Violations	19
Commercial Vehicles Violations	11

AUGUST TOP 10 VIOLATIONS

Violation	Cases Opened
Sanitation Violations (Bulk Trash, Litter, and Debris)	112
Overgrowth Violations	93
Work Without Permits Violation	35
Public Nuisance Conditions	31
Minimum Housing Violations	22
Building Maintenance Violations	21
Abandoned / Junk Vehicles	20
Business License Violations	19
Commercial Vehicle in Residential Zone	18
Obstructing Public Right-of-Way	15

COMMUNITY REDEVELOPMENT AGENCY

OPERATIONAL UPDATES

Coffee with the CRA

In July, the CRA launched **Coffee with the CRA**, a monthly forum for Downtown businesses and property owners to discuss upcoming projects, business growth opportunities, marketing, and further activations of the CRA.

Partnerships and Community Engagement

The CRA is partnering with the **South Dade Chamber of Commerce and the Economic Development Council** to bring small business resources, funding alignment, and future training programs to Homestead. A **Meet & Greet** will kick off this initiative on September 10th.

In July, the CRA participated in the **Black Business Month Celebration and Expo** on August 8th at Miami Dade College, organized by **South Dade Connections**.

Business Support and Redevelopment Projects

The CRA is assisting **Sak Pase and Throwback** in the final stages of building rehabilitation and setup to open **2** new businesses on Krome Avenue.

A revised RFP for developers to transform the Shotgun Property will be issued on September 12th, continuing the CRA's efforts to encourage redevelopment in key Downtown parcels.



CIP PROJECT UPDATE

In Progress:

- **Krome Marketplace Parking Lot:** The undergrounding of power at the Krome Marketplace Parking Lot is nearing completion, with final connections to existing buildings being made. Parking lot construction has mobilized and is beginning, supporting future activation and accessibility in Downtown Homestead. The parking lot is anticipated to be completed by February 2026.

CUSTOMER SERVICE | HPS

In July and August, the Customer Service Department advanced a wide range of operational improvements to strengthen efficiency, service quality, and preparedness. The team coordinated the successful relocation of the Customer Service Window with cross-departmental collaboration among **Innovation & Technology (IT)**, **General Services (GCS)**, and **Human Resources (HR)**, ensuring a smooth transition and enhanced accessibility for residents. The department also managed end-of-fiscal-year activities while preparing for the opening of the new window with upgraded signage, deep cleaning, and refreshed amenities.

Collections and shut-off processes were further formalized, including the development of auto-populated notices and a phased plan to resume lien processing. In August, over **1,000** accounts were submitted to On Line Exchange, the city's collections vendor, to restart collection activity, while staff conducted analysis of past-due accounts and highlighted uncollectible receivables for consideration.

Emergency readiness also remained a priority. Customer Service held a storm season preparation meeting with Emergency Management, created a **72-hour** storm checklist, and finalized new IVR structures and scripts for after-hours service, including pre- and post-storm messaging.

PARTNERSHIPS WITH NEW INITIATIVES

The department advanced key partnerships and strategic projects. In July, staff worked to establish a partnership with the **Florida Commerce/Promise** relationship, and in August, secured Council approval to formalize the partnership, unlocking access to federal LIHEAP funds to assist Homestead customers experiencing financial hardship.

At the same time, Customer Service collaborated with leadership to finalize its departmental Strategic Plan presentation, aligning goals with citywide strategic priorities and establishing performance measures to ensure progress toward meeting those goals.

Technology upgrades also moved forward. Staff completed a **Tantalus** software update, advanced planning for an FCS upgrade to enable meter readers to use tablets, and worked with **Paymentus** on creating a parent/child account structure to facilitate paperless billing.

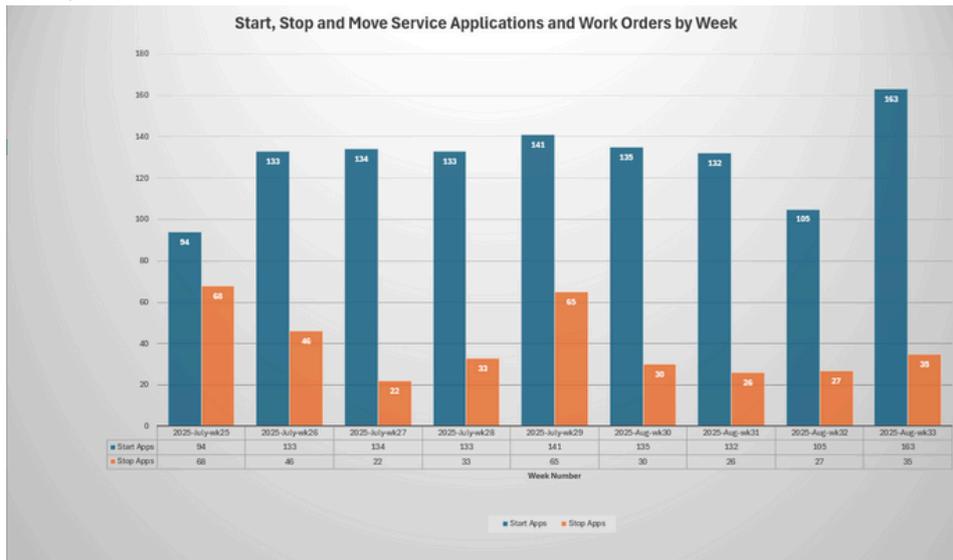
PROCESS IMPROVEMENTS

To modernize internal workflows and strengthen staff capacity, Customer Service expanded cross-training across Liens & Collections and Reception, provided continued coaching for **AnswerNet** call center staff, and redistributed supervisory tasks to build efficiency. Operational enhancements included procurement of new equipment, initiation of conference room redesign planning, and analysis of repeat call drivers to improve service outcomes.

By end of August, the department had positioned itself for greater responsiveness, accountability, and customer-focused service delivery, with a renewed emphasis on digital modernization and strategic partnerships to support the community.

CUSTOMER SERVICE | HPS

START, STOP, AND MOVE SERVICE APPLICATIONS PROCESSED IN JULY & AUGUST



GENERAL SERVICES

OPERATIONAL UPDATE

Facilities Division

In July, Facility Maintenance completed several key projects, including the new Customer Service Department setup, and hallway repairs in the Human Resources Department, including painting and patching.

During August, the division received **54** ISR requests, completing **38**, with **16** remaining pending materials and Risk approval.

Fleet Division

In July, Fleet restocked inventory for essential parts in preparation for the hurricane season and installed a new generator for Substation #22 (Public Works). The division also serviced all City generators, including load bank testing for four hours and oil changes, as part of hurricane preparedness.

In August, Fleet prepared another set of surplus vehicles for a second round of auction, which were completely sold on September 2, 2025. The division serviced and repaired over **150** vehicles and opened more than **300** work orders. Additionally, Fleet refurbished four vehicles to alleviate shortages of fleet/spares for the Facility Maintenance and Customer Service Departments.

CIP PROJECT UPDATE

In Progress

Procurement Office Emergency Exit Project

Location: Procurement Office

Current Phase: Implementation

Key Milestones Achieved: Project initiated and first inspection passed.

Percentage Completion: 75%

Expected Completion Date: Pending final permits/inspections

Project Description: This project involves opening door and window emergency exits to enhance safety and meet egress requirements for the Procurement Office.

EMERGENCY MANAGEMENT

OPERATIONAL UPDATES

Launch of Ready Homestead Emergency Notification System

In August, the City launched **Ready Homestead**, a new emergency notification system that delivers critical alerts by phone, text, or email. The system automatically distributes severe weather warnings issued by the National Weather Service and keeps the community informed during emergencies such as hurricanes, flash floods, tornadoes, and major public safety incidents. Staff and residents can sign up today at homesteadfl.gov/readyhomestead.

Ongoing Hurricane Season Preparedness

As of August, the season produced **6** named storms, including one major hurricane that remained offshore. With approximately **60%** of the season remaining, Emergency Management emphasized continued vigilance, ensuring employees are prepared both at home and for their work responsibilities. Staff can access updated hurricane preparedness guidance at homesteadfl.gov/preparedness.

FINANCE & BUDGET

OPERATIONAL UPDATE

In July and August, the Finance & Budget Department continued its essential operations, ensuring the City's financial processes remained efficient and accurate. The team processed invoices, collected cash, reconciled bank statements, posted journal entries, managed payroll, monitored budgets, approved budget transfers, handled requisitions and contracts, and reviewed items for the council agenda.

Budget Book and GFOA Award Preparation

The department advanced work on the FY 2025 Adopted Budget Book, preparing it for submission to the **Government Finance Officers Association (GFOA)** with the goal of earning recognition in the annual Budget Award.

Preparation Property Values and FY 2026 Budget Development

In July, the department received the final certified property values from the Miami-Dade County Property Appraiser and began reviewing their potential impact on the FY 2026 budget, including adjustments to revenue forecasts and millage rate compliance. By August, staff finalized the FY 2026 budget development process in preparation for the Budget Workshop on August 24, 2025, ensuring all revenue forecasts and departmental requests for operating and capital needs were accurately reflected for Council review.

DEVELOPMENT SERVICES

OPERATIONAL UPDATE

WELCOME TO THE TEAM!

We are pleased to welcome Deborah Storch as the new **Director of Development Services**. Deborah brings over **22** years of experience in planning and zoning, most recently with the City of Hialeah. She holds a Master's degree in Architecture and Urban Design from the University of Miami and a Bachelor of Architecture from Universidad de Morón. Her extensive expertise in urban planning and community-focused development will support the City's ongoing efforts to guide growth and enhance the quality of life for residents.



DEVELOPMENT SERVICES

BUILDING INSPECTIONS

The department completed **1,685** inspections in July and **2,369** inspections in August. All inspections were conducted within **2** working days of the request, ensuring timely progress for development projects across the City.

PERMIT PROCESSING

In July, the department processed **669** permit applications, with **517** permits issued, all within the required **30-day** timeframe. In August, a total of **463** permits were issued (**87** commercial and **376** residential), also within the **30-day** requirement. The department continues to meet the goal of processing **75%** of building permit applications within **21** working days and the remaining **25%** within **30** days.

CUSTOMER SERVICE & INFORMATION ACCESS

The department maintained a high level of responsiveness to residents, contractors, and stakeholders. Phone calls were answered as received, voicemail messages were returned within **24 hours**, and walk-in inquiries were addressed immediately or within **24 hours**. The department's webpage was updated regularly with current information and resources.

- July: **10** zoning verification letters were mailed within regulatory timeframes.
- August: **5** zoning verification letters were mailed within regulatory timeframes.

BUSINESS TAX RECEIPTS (BTRS)

In July, the department issued **537** Business Tax Receipts, including **7** new business licenses and **530** renewals. In August, **569** BTRs were issued, including **11** new business licenses and **558** renewals. All were processed within the **15-working-day** requirement.

PLANNING & ZONING MAP UPDATES

In July, **4** zoning applications were processed, requiring updates to the Zoning Map. No **Future Land Use Map (FLUM)** applications were received. In August, **5** zoning applications were processed, also requiring updates to the Zoning Map, with no FLUM applications submitted.

SEMINOLE THEATRE MURALS

The Seminole Theatre in Losner Park unveiled its stunning new mural on July 31, created by Adam Juul and Kenny Maguire. Two years in the making, the artwork celebrates Homestead as the gateway to the Everglades, featuring a great blue heron, a ghost orchid, and a hieroglyphic moth — symbols of the region's unique and endangered ecosystem. These vibrant pieces enhance Downtown Homestead and highlights the Theatre's historic role as a community arts anchor.

CYBRARIUM

A new public art sculpture has been completed at the Cybrarium as part of the City's Art in Public Places initiative. The installation complements the Cybrarium's modern design and reinforces its role as a hub for literacy, innovation, and community engagement. Visitors can now enjoy the artwork alongside the facility's expanded programming and interactive technology.



OPERATIONAL UPDATES

In July, HPS-Energy welcomed a new team member: **Gilberto Rodriguez**, who transitioned from a temporary role to a permanent Customer Service Clerk position. Gilberto now manages the reception desk and handles incoming calls and locate ticket requests for the City.

The **Outage Management System** was upgraded to allow customers to submit power outage reports online, improving customer experience and outage reporting efficiency. Customers can now visit outage.homesteadfl.gov to view real-time outage maps and report outages.

System Protection completed onsite testing of transmission relays to ensure continued compliance with SERC standards.

In August, **Art in Public Places utility box wrapping** began, with vibrant artwork now appearing on large electrical utility boxes throughout the city, helping to beautify public spaces.



The City also celebrated **Florida Lineworker Appreciation Day** on August 26, recognizing the skill, dedication, and sacrifice of electrical lineworkers who keep communities powered and safe, often working in extreme conditions and restoring power quickly after outages.

NEW SUBDIVISIONS

Numerous subdivision and commercial projects are progressing within and beyond the HPS-Energy service area. Infrastructure is being actively installed to support these developments, with sufficient capacity confirmed to ensure reliable electric service for all current and planned growth.

Commercial Projects

In Progress

Lorenzo Ford

Location: 30725 South Federal Highway

Units: 1 Commercial EV Charger

Current Phase: Construction – 20% Complete

Within City Jurisdiction: No

Mario's Restaurant & 7-Eleven

Location: 1030 N Homestead Boulevard

Units: 2 Commercial

Current Phase: Construction – 5% Complete

Within City Jurisdiction: Yes

Commercial Projects

In Progress

Town Center

Location: North of Mowry Drive & West of the Turnpike

Units: 13 Retail Bays

Current Phase: Pre-Construction

Key Milestones Achieved: Design Completed

Expected Construction Start: Q1 2026

Within City Jurisdiction: Yes

U-Haul Keys Gate

Location: 16200 SW 320th Street

Units: 1 Commercial

Current Phase: Construction – 5% Complete

Within City Jurisdiction: Yes

SUBDIVISIONS & COMMERCIAL PROJECTS

Residential Projects

In Progress

MIR Estates

Location: SW 284th Street & SW 172nd Avenue

Units: 6 Residential Units

Current Phase: Construction – 20%

Complete

Within City Jurisdiction: No

Marie Estates / Messina Place

Location: SW 328th Street & SW 162nd Avenue

Units: 114 Residential Units

Current Phase: Construction – 75%

Complete

Within City Jurisdiction: Yes

Homestead Gardens

Location: 1542 SW 4th Street

Units: 180 Residential Units

Current Phase: Construction – 5%

Complete

Within City Jurisdiction: Yes

Mowry Estates / Parker Point

Location: East Mowry Drive & SW 162nd Avenue

Units: 371 Residential Units

Current Phase: Construction – 45% Complete

Within City Jurisdiction: Yes

Soleste Mixed-Use Site

Location: Campbell Drive & NE 30th Avenue

Units: 354 Residential Units + 45,000 sq ft

Commercial

Current Phase: Construction – 15% Complete

Within City Jurisdiction: Yes

Abess

Location: SW 286th St & Krome Ave

Units: 65 Residential Units

Current Phase: Pre-Construction

Key Milestones Achieved: Design Completed

Within City Jurisdiction: Yes

Residential Projects

In Progress

Highland Estates

Location: SW 316th Street & SW 189th Avenue

Units: 29 Single-Family Homes

Current Phase: Construction – 20%

Complete

Key Milestones Achieved: Design

Completed

Within City Jurisdiction: No

Bella Marie

Location: SW 292nd Street & SW 165th Avenue

Units: 20 Single-Family Homes

Current Phase: Construction – 60%

Complete

Within City Jurisdiction: No

Rancho Grande

Location: West of SW 187th Avenue & North of SW 316th Street

Units: 148 Single-Family Homes

Current Phase: Construction

Key Milestones Achieved: Design Completed

Within City Jurisdiction: No

Redland Gardens

Location: SW 304th Street & SW 188th Avenue

Units: 30 Residential Units

Current Phase: Pre-Construction

Key Milestones Achieved: Design Completed

Expected Construction Start: Q4 2025

Within City Jurisdiction: Yes

Magnolia Point

Location: US 1 North of SW 292nd Street

Units: 760 Apartment Units

Current Phase: Pre-Construction

Key Milestones Achieved: Design Completed

Expected Construction Start: Q1 2026

Within City Jurisdiction: No

CIP PROJECT UPDATE

Completed

Annual New Underground Construction – Circuits 5520 & 5540

Location: Citywide

Completion: 100%

Project Description: Successfully energized two new feeders delivering approximately 11 MVA combined, improving system reliability and contingency planning.

Expected Completion: Q3 2025

In Progress

New Electrical Circuit out of Renaissance Substation

Location: Eastern Homestead

Current Phase: Construction – 90% Complete

Expected Completion: Q4 2025

Description: New circuit to support growth and increase grid flexibility.

Wildlife Covers – McMinn Substation

Location: McMinn Substation

Current Phase: Materials Delivered

Completion: 50%

Expected Completion: Q4 2025

Description: Installation of wildlife covers to reduce outages caused by animal interference.

Annual Meter Replacement

Location: Systemwide

Current Phase: Implementation

Key Milestones: 7,500 AMI meters installed; 27.4% of meters upgraded; 89.5% of reads now remote

Expected Completion: Q1 2030

Description: Replacing traditional meters with advanced metering infrastructure (AMI).

New Main Feeder out of Redland Substation

Location: Redland Area

Current Phase: Construction – 75% Complete

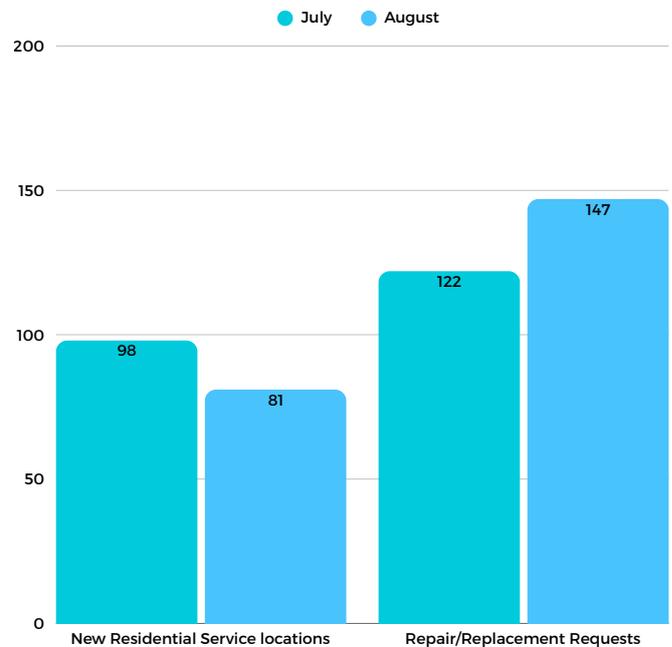
Expected Completion: Q4 2025

Description: New feeder to enhance capacity and improve service reliability.

SOLID WASTE | HPS

OPERATIONAL UPDATES

The Solid Waste Department continued its commitment to providing reliable waste management services throughout July and August. During this period, the team added **162** new residential service locations while completing a total of **350** repair and replacement requests, ensuring consistent and efficient service delivery to the residents of Homestead. In July, the department completed **81** new residential service locations and **203** repair/replacement requests. In August, the department completed **81** new residential service locations and **147** repair/replacement requests.



On the illegal or improper debris removal side, the department removed **44.49** tons in July and **7.07** tons in August, maintaining the City’s cleanliness and improving neighborhood quality of life. Additionally, Solid Waste participated in the recycling rewards program with the supercan manufacturer, reclaiming **660** residential cans and diverting **19,800** lbs of plastic from the landfill.

OPERATIONAL UPDATE

In July and August, the Grants Division submitted \$21.6 million in grant applications to support cybersecurity, wastewater infrastructure, public transit, economic mobility, historic preservation, wellness initiatives, and public safety.

Grants Applied For in July & August:

- **FY 2025 Low to No Emission Grant Program – USDOT:** Requested **\$1,275,000** (with **\$225,000** City match) for **6** hybrid gasoline-battery trolleys and staff training.
- **FY 2025 Buses and Bus Facilities Grant Program – USDOT:** Duplicate application requesting **\$1,275,000** (with **\$225,000** match) for hybrid trolley vehicles and training.
- **FY 2024–2025 Cultural Facilities Grant – State of Florida:** Requested **\$500,000** (with **\$1,000,000** match) for improvements at Homestead Sports Complex.
- **FY 2026–2027 General Program Support Cultural Grant – DOS Division of Arts & Culture:** Requested **\$150,000** to support Seminole Theatre programming.
- **COPS Hiring Program (CHP) – U.S. DOJ:** Requested **\$3,375,000** (with **\$3,873,204** match) to hire/re-hire up to **26** law enforcement officers to enhance community policing and crime prevention.
- **Florida Local Government Cybersecurity Grant – Florida Digital Service (FLDS):** Applied for funding to support Network-Based Asset Discovery, External-Facing Asset Discovery, Email Security, Identity Access Management, and Secure Access Service Edge programming.
- **Water Quality Improvement Grant – Florida Department of Environmental Protection (FDEP):** Requested **\$4,000,000** (with a **\$5,000,000** match) for the Homestead Wastewater Infrastructure Improvements project, replacing aged and undersized sewer lines on Krome Avenue.
- **Edward Byrne Memorial Justice Assistance Grant (JAGC) – Florida Department of Law Enforcement:** Requested **\$11,619** to purchase pole cameras for elevated surveillance, enhancing law enforcement’s ability to monitor suspected criminal activity areas and gather evidence.
- **FY 2025 Technology to Support Services for Victims of Crime – DOJ/OVC:** Requested **\$490,605** for the Technology-Driven Pathways to Victim Support project, providing technology-enabled evidence collection to strengthen law enforcement operations.
- **FY 2025 Services for Victims of Crime – DOJ/OVC:** Requested **\$405,000** for the Comprehensive Support Services for Victims of Crime project, funding staff victim advocates and direct assistance for victims.

HUMAN RESOURCES

RECRUITMENT UPDATES

The Human Resources Department continues its efforts to attract and retain top talent across all departments. In July and August, the City of Homestead received a combined total of **1,012** job applications, reflecting strong interest in municipal careers and the effectiveness of ongoing recruitment campaigns. HR successfully onboarded **20** new employees during this period, including the Assistant Director of Risk Management—a key leadership role within the Risk Division.

As of July 31, 2025:

- Total employees: **505**
- Current vacancies: **35**



OPERATIONAL UPDATES

On July 10–11, HR hosted Interview 101 training for staff involved in the hiring process. The sessions covered best practices, legal considerations, and strategies for maintaining a consistent, compliant, and inclusive process in line with City policies and EEO guidelines.

From July 21–25, there were **4** HR team members attended the **89th Annual Florida Public Human Resources Association (FPHRA) Conference** in Orlando. This **5** day event provided legal updates, public sector best practices, and leadership workshops. A highlight included **Director Babette Friedman** receiving her **Lifetime Certification in Public Human Resources**, recognizing **9** years of continuous professional development and service.

On July 24, HR concluded **Part II of the Customer Service Training Series—“Scenario-Based Practice & Protocol Development.”** This interactive session allowed employees to apply skills from Part I and develop department-specific service protocols, with overwhelmingly positive feedback.

In August, HR hosted the annual **Open Enrollment Fair** from August 4–15, preparing employees for the transition to **Cigna Healthcare** and the addition of **AFLAC** benefits effective October 1, 2025. Multiple in-person and virtual sessions were offered to ensure employees were fully informed and supported throughout the process.

Training & Safety Initiatives

In July, Risk Management launched the **“Beat the Heat” safety campaign** to protect field staff working in high temperatures. The initiative included heat safety pamphlets, electric handheld fans, and sun protection hats with neck flaps. A total of **33** employees attended the training, which focused on prevention and early recognition of heat-related illnesses.

In August, HR staff began certification as **True Colors facilitators**, enabling the team to deliver personality-based training programs across the organization. The department also prepared for its first annual retreat on September 26, which will feature interactive workshops on strengths discovery, AI tools for HR efficiency, and True Colors facilitation. Other upcoming initiatives include the 4th Quarter **Birthday Celebration** in October to recognize staff milestones and promote team spirit, as well as **ZooRun 2025** at **Zoo Miami** on November 1 to encourage wellness and community engagement.



Upcoming Events

- **FIU Fall Career Fair (Sept. 29):** HR will actively recruit for critical vacancies and promote City careers to emerging talent in South Florida.

OPERATIONAL UPDATE

In July and August, the Community Development and Human Services (CDHS) Division led impactful initiatives to strengthen community support, advance affordable housing, and promote health and resilience.

COMMUNITY RELIEF & RESILIENCE

CDHS continued supporting residents through the **Homestead C.A.R.E.S. Program**, which provides up to **\$500** in one-time utility assistance for eligible HPS customers. Since launching June 23, **105** applications have been submitted and **11** households approved. In July, CDHS partnered with Global Empowerment Mission and Farm Share to host a **Hurricane Preparedness Distribution**, serving **1,000** families with emergency kits and water. On August 13, CDHS also partnered with the **Division of Emergency Management, United HomeCare, the Florida Council on Aging, and FPL** to distribute **Hurricane Preparedness Meal Boxes** to seniors (60+) to ensure ongoing readiness.



Community Access & Health Initiatives

On July 18, CDHS collaborated with the Miami-Dade Tax Collector's Office to host a FLOW Mobile DMV event, assisting **50** residents with driver's license renewals and state ID services. Additional DMV services are scheduled for September 12 and October 9. CDHS also finalized plans for the **Annual Community Health & Wellness Fair** on September 6 at Phichol Williams Community Center, which offered cancer screenings, basic health screenings, dental services, food distribution in partnership with Farm Share, and educational resources from local healthcare providers. The event built upon the City Council's August 20 proclamation recognizing National Prostate Cancer Awareness Month.

Affordable Housing Advisory Committee

On July 9, CDHS officially launched the **Affordable Housing Advisory Committee (AHAC)**, electing **Shandra Mallary (Chair), Kenneth Spell (Vice Chair), and Stanley Keith Walker (Secretary)**. The committee will guide strategies to expand affordable housing access through the SHIP Program and review the FY25–26 Local Housing Assistance Plan. In August, CDHS also began developing program parameters, applications, and evaluation processes for the **Down Payment Assistance Program (HOME) and the Emergency Home Repair Assistance Program (SHIP)**, which will expand homeownership opportunities and provide critical repairs to ensure safe, habitable housing.

Upcoming Events

- Community Health & Wellness Fair – September 6
- Miami-Dade Tax Collector FLOW DMV Services – September 12
- FLHSMV FLOW DMV Services – October 9

OPERATIONAL UPDATES

In July and August, the Innovation & Technology Department focused on enhancing technology infrastructure, public safety systems, cybersecurity, and service delivery to support departments and improve City operations.

Technology Upgrades and Initiatives

In July, the Innovation & Technology Department completed a major upgrade to the Police Department's internet circuit, providing faster, more reliable connectivity for officers and staff to access critical systems, databases, and communication tools. The **Computer-Aided Dispatch (CAD) and Records Management System (RMS)** test environment was also upgraded to improve reliability, performance, and scalability of mission-critical public safety systems.

Professional Development & Industry Collaboration

Department of IT staff attended **2** professional conferences in July to advance the City's technology and IT collaboration efforts. Assistant Director Juan M. Lopez and Local Agency Security Officer Leroy Argandona attended the **Criminal Justice Information Services (CJIS) Symposium** from July 15–17, focusing on secure, efficient, and compliant criminal justice technologies. Meanwhile, Director Yaniel Corrales and Computer Support Analyst Alejandro Ramos attended the **Florida Local Government Information Systems Association (FLGISA) Summer Conference** from July 21–24, strengthening statewide IT collaboration and bringing back actionable insights to enhance the City's digital capabilities.

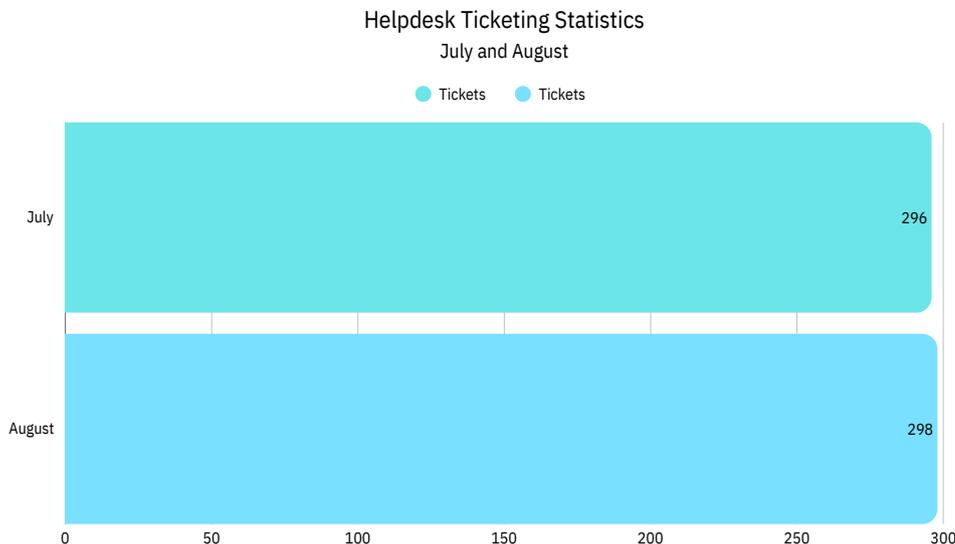
Security and System Enhancements – August

In August, the Department focused on security improvements and operational efficiency. DoIT completed the installation of a new security access control system and video surveillance cameras in the Customer Service lobby, enhancing safety for staff and visitors. The Department also deployed an e-recording system to allow secure, fully electronic submission and recording of official documents, streamlining workflows and reducing physical paperwork.

The Police Department firewall was replaced, strengthening cybersecurity protections and ensuring uninterrupted access to mission-critical law enforcement systems. DoIT completed a comprehensive upgrade of the **Advanced Metering Infrastructure (AMI)** application, improving accuracy, efficiency, and responsiveness of water and energy metering systems. The Department also conducted its annual maintenance of the City's radio infrastructure, ensuring continued reliability and performance of essential communication systems for public safety and municipal departments.

Helpdesk Ticketing Statistics

DoIT closed a total of **296** tickets in July and **298** tickets in August.



CIP PROJECT UPDATE

In Progress

Automated Time Collection

Current Phase: Planning

Key Milestones Achieved: Study

Percentage Completion: 22%

Expected Completion Date: April 30, 2026

Project Description: Implementation of an automated time collection system to manage employee time tracking, advanced scheduling, and payroll compliance. The system will provide employee self-service functionality, reduce errors, improve productivity, and enhance labor data management.

PARKS, RECREATION, & OPEN SPACES DEPARTMENT

OPERATIONAL UPDATES

In July, the Parks, Recreation, & Open Spaces Department launched the City's first **Little Library at Losner Park** in partnership with the **Homestead Cybrarium**, inviting residents to take or leave a book. Infrastructure improvements included a new trench drain outside the **Roby George Park** restrooms to prevent flooding, fresh clay at the **Homestead Regional Park baseball and softball fields**, and added sand at the volleyball courts at **Mayor Roscoe Warren Municipal Park**.

In August, the department repainted parking lot lines and crosswalks at **Mayor Roscoe Warren Municipal Park**, pressure cleaned the decorative brick wall fence at the **William F. "Bill" Dickinson Community Center**, and installed new dog park water fountains at **Mayor Roscoe Warren Municipal Park**. The new Afterschool Care Program also officially launched at the **William F. "Bill" Dickinson Community Center**.

SPECIAL EVENTS

August events included:

- August 2: Back to School Bash at Losner Park
- August 15: Movie Night at Losner Park

CIP PROJECT UPDATE

Completed

Mayor Roscoe Warren Municipal Park

Dog Park Fence & Shades

Key Milestones: Fence panels and under-fence barrier installed; shade structures in place

Completion Date: August 31, 2025

In Progress

Blakey Park Playground

Phase: Bidding

Key Milestones: Legal finalizing wrap agreement with vendor

Percentage Completion: 30%

Expected Completion: January 2026

Budget: \$659,000.00

CIP PROJECT UPDATE

In Progress

Ernestine Jackson Seymour Park Playground & Fitness Equipment

Phase: Permitting

Key Milestones: Manufacturing complete, pending permit approval

Percentage Completion: 35%

Expected Completion: October 2025

Budget: \$225,000.00

Audubon Park Playground

Phase: Bidding

Key Milestones: Wrap agreement signed by vendor, pending PO

Percentage Completion: 30%

Expected Completion: December 2025

Budget: \$450,000.00

Wittkop Park Playground

Phase: Construction

Key Milestones: Construction began August 25, 2025

Percentage Completion: 45%

Expected Completion: October 2025

Budget: \$450,000.00

In Progress

James Archer Smith Park Fitness Equipment

Phase: Bidding

Key Milestones: Wrap agreement signed by vendor, pending PO

Percentage Completion: 30%

Expected Completion: October 2025

Budget: \$125,000.00

Mayor Roscoe Warren Municipal Park New Large Pavilion

Phase: Bidding

Key Milestones: Wrap agreement signed by vendor, pending PO

Percentage Completion: 30%

Expected Completion: December 2025

Budget: \$250,000.00

POLICE

OPERATIONAL UPDATE

Department Highlights

Over July and August, the Homestead Police Department advanced multiple initiatives to strengthen public safety, community engagement, and departmental readiness. In July, the Department held its **Third Promotional Ceremony**, promoting **1** Major, **2** Captains, **1** Lieutenant, and **1** Sergeant. The newly formed **Crime Suppression Team (CST)** became operational, conducting multiple arrests, locating wanted subjects, supporting **SIU and GIU** operations, assisting with probation checks, and participating in warrant services and surveillance operations. The first-ever **Citizens Police Academy** launched in July with **25** participants and continued through August, fostering community engagement and education. The Department hired **1 Community Service Aide** and **1 Investigative Aide** for the **Body-Worn Camera Section**, and a sponsored police recruit graduated from **The College of the Florida Keys**.

In August, swearing-in ceremonies were held for **5 new Police Officers** and **1 Community Service Aide**. There were **3** full-time officers began the **Field Training Officer Program**, projected to last **4** months, while **2** newly graduated academy officers were sworn in. The **2** officers who joined in July continued to progress in their training. With the start of the school year, **Uniform Patrol and Traffic Units** increased enforcement and education in school zones, focusing on speed and seat belt compliance.

OPERATIONAL UPDATE

Investigations Division

General Investigation Unit (GIU)

GIU resolved cases involving stalking, strong-armed robbery, organized retail theft, aggravated assault, sexual battery, and title fraud. Notable accomplishments included the arrest in a child pornography investigation resulting in **36** charges, the safe recovery of **2** missing and endangered persons, and a key arrest in a carjacking and kidnapping case, resulting in the safe recovery of the victim and vehicle.

Patrol Division

The Patrol Division maintained a proactive presence citywide, emphasizing crime prevention, public safety, and rapid response to service calls, including traffic enforcement and emergency incidents. Targeted patrols in high-crime areas led to multiple arrests, including several involving the recovery of firearms. Officers completing the **Field Training Officer Program** were assigned to patrol shifts, and traffic enforcement operations continued citywide to address speeding and seatbelt violations.

Special Investigations Unit (SIU)

SIU conducted multiple joint operations with partner agencies, resulting in arrests, firearm seizures, and narcotics interdictions. Key highlights included the arrest of a murder suspect in coordination with MAGTAF, probation checks yielding narcotics and firearms, and the interception of a trafficker transporting one kilogram of illegal substance with **\$5,000** in cash. Detectives executed high-risk narcotics search warrants, seizing illegal substances and firearms (including an assault rifle), and hundreds of rounds of ammunition. SIU also supported a major FBI operation targeting **31** Mongols Biker Gang members and developed several confidential informants providing intelligence on narcotics, violent offenders, and public corruption.

Crime Suppression Team (CST)

During July and August, CST conducted **19** arrests, located **13** wanted subjects, and assisted SIU and GIU with operations, probation checks, warrant services, and prostitution details. Surveillance efforts supported armed commercial robbery investigations and vehicle interdiction operations, contributing to overall citywide crime reduction.

POLICE SERVICES

Departmental Services

Support Services Division

The Support Services Division completed the CSA Academy and officer orientation, conducted **Crisis Intervention Training (CIT)** for **School Resource Officer compliance**, completed **OC spray training**, and certified a new **General Instructor Techniques Workshop (ITW) Instructor**. A **two-day Basic Patrol Rifle School** qualified **15** sworn officers, and the **first of ten** Taser transition classes launched the department-wide rollout, with **4** officers certified as Taser Instructors through AXON's Taser **10** training. Staff attended a CJIS workshop and prepared for upcoming audits to maintain compliance, while submitting second-quarter FIBRs reporting to FDLE.

Community Affairs Division

The Community Policing Unit supported numerous outreach efforts, including the **Citizens Police Academy**, back-to-school backpack giveaways, school safety presentations, and the **"Uniforms, Haircuts, and Shoes for School"** initiative in partnership with the **Explorers and Youth Development Council**. The unit also participated in the **Back to School Health and Safety Fair and the Hurricane Preparedness Supply Distribution** event. Additionally, there were **2** officers completed **Florida D.A.R.E. training**, further strengthening youth-focused engagement.

PROCUREMENT & CONTRACTS

OPERATIONAL UPDATE

In July and August, the Procurement & Contract Services Department continued efforts to enhance operational efficiency and streamline contract processes. The team worked closely with department staff and the City Attorney's Office to test the new contract process, updating workflows and templates as needed based on feedback to ensure a smooth rollout.

Recruitment efforts progressed, with plans to revise and advertise the **Bids Buyer** positions to strengthen departmental capacity. A new full-time Contract Specialist joined the team on August 1, and training efforts are underway to bring the staff member up to speed on departmental policies, procedures, and workflows.

The department also collaborated with the grant consultant to review and update procurement procedures for grant-funded projects, ensuring compliance with applicable regulations. An online auction of surplus materials opened on August 22 and closed on September 2. A formal status report for competitive solicitations exceeding **\$65,000** is below.

Competitive Solicitations Status Report

Competitive Solicitation Report

Title	Project ID	Department	Created	Special Considerations	Status	Advertised/Submittal Deadline
ADVERTISED SOLICITATIONS HVAC Refrigeration & Equipment Maintenance						
	ITB #202516	General Services Administration	2/19/2025	Contract Expires: 9/30/2025	Open	Advertisement: 8/1/25 Due Date: 9/3/25 @ 2pm
Janitorial Services	RFP# 202515	General Services Administration	1/24/2025	Contract Expires: 9/30/2025	Open	Advertisement: 8/15/25 Due Date: 9/16/25 @ 2pm
Electric Motors, Pumps, and Generator Repairs	ITB# 202520	Public Works & Engineering	2/18/2025	Contract Expires: 9/30/2025	Open	Advertisement: 8/15/25 Due Date: 9/17/25 @ 2pm
Solid Waste Hauling Services	RFQ #202526	Solid Waste	5/7/2025		Open	Advertisement: 7/15/25 Due Date: 8/19/25 @ 2pm Due Date Extended: 9/2/25 @ 2pm
Packaged Engine Generator System for P522 Upgrade	ITB #202532	Public Works & Engineering	6/24/2025		Open	Advertisement: 8/1/2025 Due Date: 8/27/25 @ 2pm
Submersible Pumps, motors, control panel, accessories, and associated services	ITB #202533	Public Works & Engineering	6/23/2025		Open	Advertisement: 8/1/25 Due Date: 8/26/25 @ 2pm
SOLICITATIONS - PENDING CM ADVERTISEMENT APPROVAL None at this time						
SOLICITATIONS - UNDER EVALUATION						
Professional Architectural and Engineering Services - Continuing Contracts	RFQ# 202509	Public Works & Engineering	2/20/2025		Under Evaluation Received 74 proposals	Advertisement: 4/25/25 Due Date: 5/29/25 (original) Extended: 6/12/25 @ 2pm Evaluation Committee Meeting: 9/4/2025 (tentative)
City of Homestead Comprehensive Vulnerability Assessment	RFQ# 202523	Public Works & Engineering	3/5/2024	Grant Deadline: 9/30/2026	Under Evaluation Received 10 proposals	Advertisement: 4/18/25 Due Date: 5/20/25 @ 2pm
Temporary Staffing	ITB# 202518	Human Resources	2/19/2025	Contract Expires: 9/30/2025	Under Evaluation Received 14 Submissions	Evaluation Committee Date: 8/29/2025 @ 11am Advertisement: 5/2/25 Due Date: 6/3/25 @ 2pm
Sidewalk Repair & Installation	ITB# 202521	Public Works & Engineering	2/19/2025	Contract Expires: 9/30/2025	Under Evaluation Received 2 Submissions	Advertisement: 5/2/25 Due Date: 6/5/25 @ 2pm
CDBG Program for STEM Services for FY 2024-2025	RFP# 202517	Finance & Budget	1/24/2025	Grant Deadline: 09/30/2031	Award Recommendation - Received 4 proposals	Advertisement: 3/14/25 Due Date: 4/17/25 @ 2pm Evaluation Committee Meeting: COW: TBD

PROCUREMENT & CONTRACTS

Competitive Solicitations Status Report

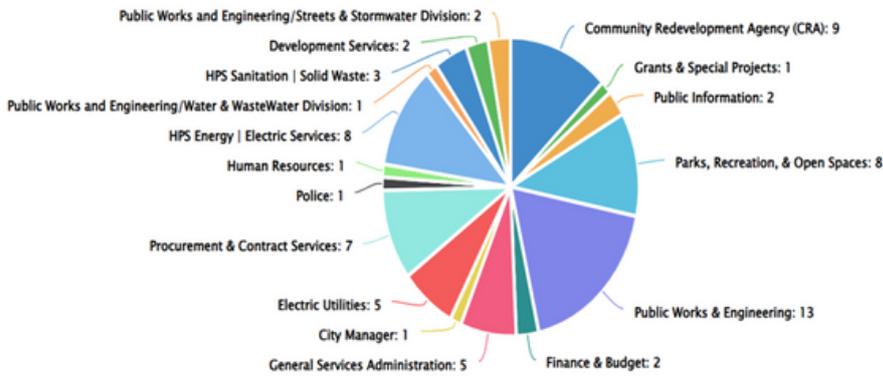
Competitive Solicitation Report

Title	Project ID	Department	Created	Special Considerations	Status	Advertised/Submittal Deadline
Citywide Landscape Services	RFP# 202525	Parks, Recreation & Open Spaces	3/20/2025	Contract Expires: 9/30/2025	Under Evaluation Received 5 submissions	Advertisement: 6/13/25 Due Date: 7/15/25 @ 2pm Due Date Extended: 7/23/25 @ 2pm Evaluation Committee #1 Date: 8/19/25 @ 11am Evaluation Committee #2 Date: 8/29/25 @ 10am
General Planning Services	RFP #202527	Development Services	5/6/2025	Contract Expires 9/30/2025	Under Evaluation Received 11 submission	Advertisement: 7/18/25 Due Date: 8/19/25 @ 2pm Evaluation Committee Meeting: 9/4/2025
Faribanks Morse OP Blower Rebuild/Repair	ITB #202528	HPS Energy	6/3/2025		Under Evaluation Received 2 submissions	Advertisement: 7/18/25 Due Date: 8/19/25 @ 2pm
SOLICITATIONS-AWARD RECOMMENDATION, PENDING CM APPROVAL TO PLACE ON AGENDA						
Commercial and Residential Real Estate Services	RFQ# 202522	City Manager	1/29/2025		Award Recommendation - Pool of 3 Received 3 proposals	Advertisement: 3/14/25 Due Date: 4/15/25 @ 2pm Evaluation Committee Meeting: 6/24 @ 10am COW: TBD (tentative Sept)
SOLICITATIONS- CURRENTLY IN QUEUE PENDING ISSUANCE						
Street Resurfacing	ITB# 202519	Public Works & Engineering	2/19/2025	Contract Expires: 9/30/2025	Draft - Pending Dept Review/Input	Advertisement: 8/29/25 (tentative)
Pump Station #22 Upgrades	ITB #202535	Public Works & Engineering	8/11/2024	Grant Deadline: (HUD) 8/31/2032	Draft	Advertisement: 8/29/25 (tentative)
Community Programs at Harris Field Building and Pool	RFI# 202506	Parks, Recreation & Open Spaces	1/30/2025		Coming Soon (August/September)	
Surveillance Camera Design & Installation for Homestead Station	RFP #202529	General Services Administration	7/2/2025		Coming Soon	
Surveillance Cameras for Homestead Station	ITB #202530	General Services Administration	7/2/2025		Coming Soon	
Event Audio, Visual, Lighting, and Staging	RFQ	Parks, Recreation & Open Spaces			Coming Soon	
GSA- Facilities Maintenance Support Pool of Contractors		General Services Administration	2/9/2024		Coming Soon	

CONTRACTS PROCESSED BY DEPARTMENT

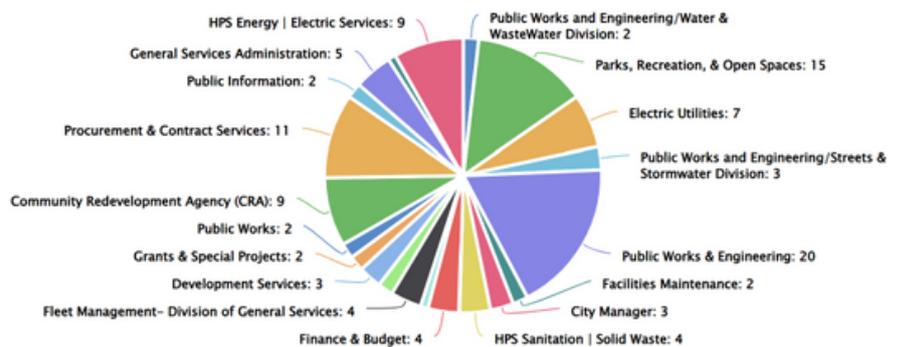
July

Projects by Department



August

Projects by Department

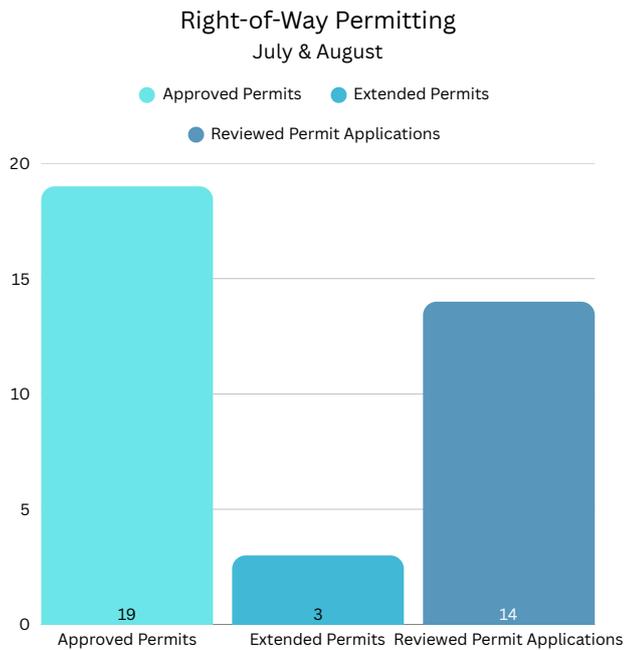


OPERATIONAL UPDATES

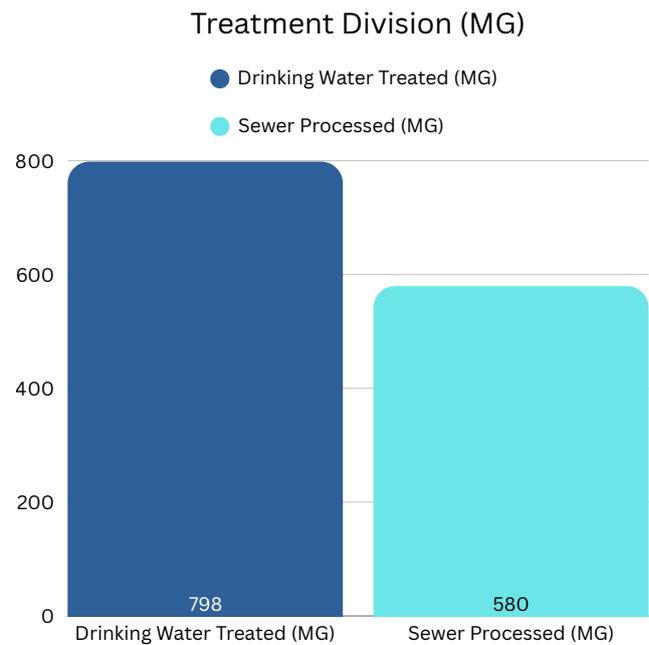
Process Improvements

The Public Works & Engineering Department has implemented a new process requiring new developments to contribute toward the water and sewer capacity analysis, ensuring proper connection capability and identifying system needs. The following graphics highlight recent operational improvements and key activities across core service areas: **Right-of-Way Permitting, Distribution & Collections, Treatment Division, and Streets, Stormwater, & QRT Teams.**

Right-of-Way Permitting

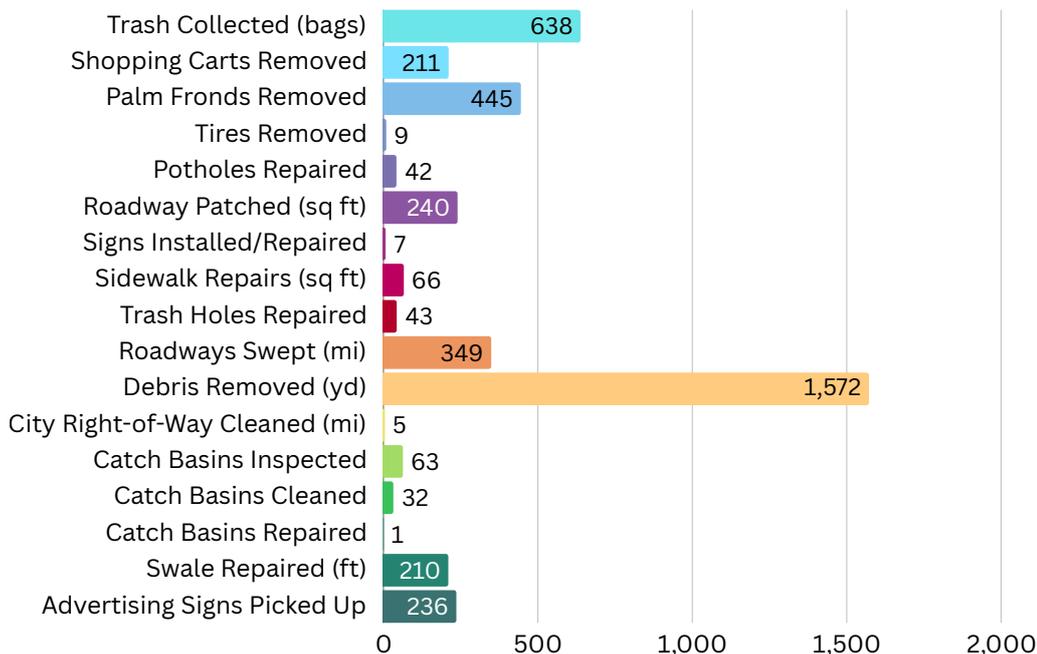


Treatment Division



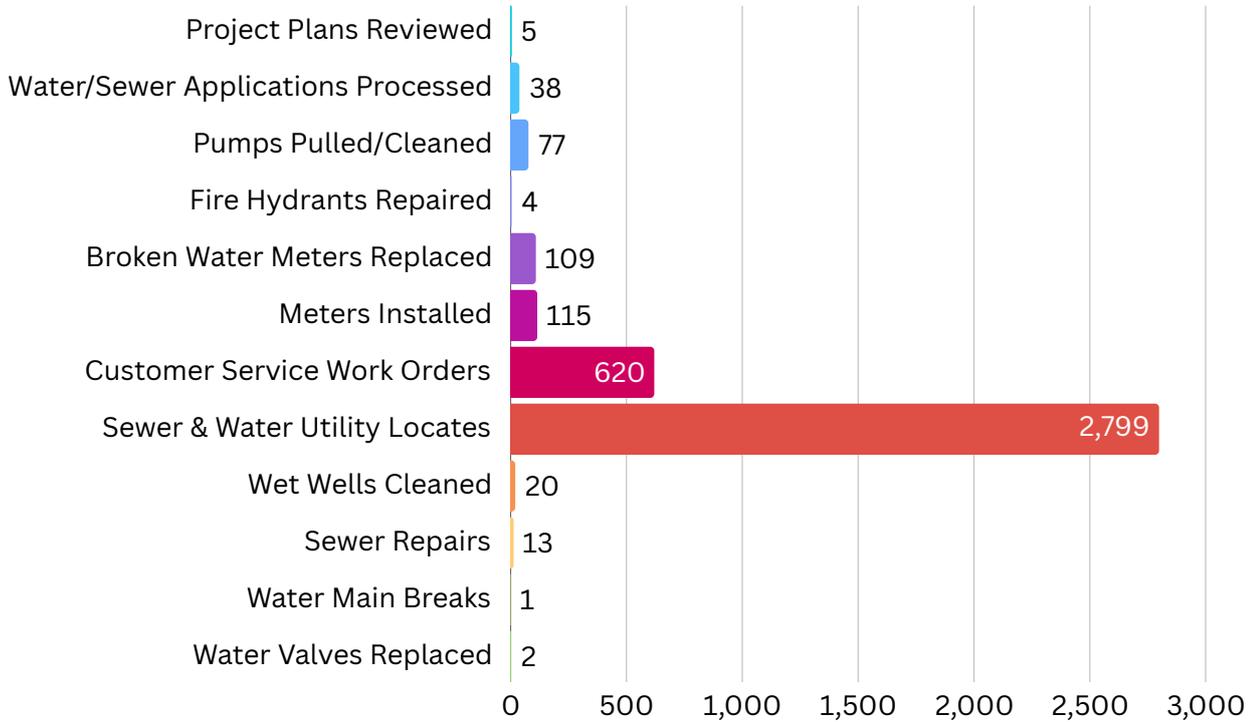
Distribution & Collections

Distribution & Collections Division July & August



Streets, Stormwater, & QRT Teams

Street, Stormwater & QRT July & August



CIP PROJECT UPDATE

Completed

PW Vehicles/Heavy Equipment (ARPA AR6.1V)

Project Description: Acquisition of nine new vehicles/heavy equipment to replace aging, non-functional units (some with over 180,000 miles). All vehicles have been delivered and entered into the fleet, enhancing operational reliability for Public Works.

Traffic Signal at SW 152 Ave/Alex Muxo Jr. Blvd

Current Phase: Awaiting Miami-Dade County final inspection

Project Description: Installation of a traffic signal and coordination with FPL for new streetlights to enhance traffic safety.

Trolley Efficiency Study

Project Description: Evaluation of Homestead Trolley system to identify operational improvements and efficiency recommendations.

In Progress

SW 1 Ave Drainage Improvements

Current Phase: Design and permitting

Key Milestones: Design and permitting with Miami-Dade County DERM complete; construction to be coordinated with Mowry Dr. Pedestrian Crossing project.

Percentage Completion: 40%

Expected Completion: Q1 2026

Project Description: Design, permitting, and construction of roadway, drainage, and sidewalk improvements along SW 1 Ave from Mowry Drive to SW 1 Street.

CIP PROJECT UPDATE

In Progress

Mowry Drive Pedestrian Crossing (RRFB)

Current Phase: Design and permitting
Key Milestones: County requested additional street lighting; consultant preparing cost proposal.
Percentage Completion: 35%
Expected Completion: Q1 2026
Project Description: Design, permitting, and construction of a pedestrian crossing with Rectangular Rapid Flashing Beacon at Mowry Drive and SW 1 Avenue to improve pedestrian safety.

FTA Grant – Roadway and Transit Project

Current Phase: Design (60% complete)
Key Milestones: Sidewalks, accessibility ramps, trolley shelters, underground utility reconstruction, lighting, landscaping, and irrigation design underway; additional water and sewer upgrades added; council decisions pending on design features.
Percentage Completion: 60%
Expected Completion: Mid-2027
Project Description: Enhancements to multimodal transportation along Krome Avenue corridor, including roadway improvements, utilities upgrades, new trolley shelters, and accessibility features.

Transportation Master Plan

Current Phase: Draft report preparation
Key Milestones: Data collection and modeling complete; draft report being prepared.
Percentage Completion: 80%
Expected Completion: Mid-2025
Project Description: Development of a 20-year transportation master plan to optimize multimodal connectivity and roadway capacity citywide.

In Progress

Avocado Villas Potable Water System Improvements

Current Phase: Service line connections
Key Milestones: Water main installation complete; service lines being connected.
Percentage Completion: 80%
Expected Completion: August 2025
Project Description: Replacement of aging water mains in the Avocado Villas development to ensure reliable water service.

Wastewater Treatment Facility Backup Generators

Current Phase: Design and permitting
Key Milestones: Consultant negotiations complete; 90% design expected by end of September 2025.
Percentage Completion: 50%
Expected Completion: September 2025
Project Description: Design, permitting, procurement, and installation of backup generators to maintain wastewater operations during power outages.

Wittkop Park Water Treatment Facility Chlorination

Current Phase: Contract presentation
Key Milestones: Consultant negotiations complete; contract presented to Council for approval in September 2025.
Percentage Completion: 40%
Expected Completion: September 2025
Project Description: Design and construction of a new chlorine feed building, secure gas storage, and driveway to improve water disinfection reliability.



CIP PROJECT UPDATE

In Progress

Homestead Raw Water Well #7

Current Phase: Design

Key Milestones: Consultant negotiations complete; design documents in preparation.

Percentage Completion: 40%

Expected Completion: September 2025

Project Description: Design and construction of a new raw water well to enhance reliability and water pressure at Harris Field Water Treatment Plant.

Water/Sewer Improvements for Flagler Avenue

Current Phase: Design

Key Milestones: Consultant negotiations complete; design documents in preparation.

Percentage Completion: 90%

Expected Completion: September 2025

Project Description: Replacement of undersized water and sewer mains to support new development and revitalization within the CRA area.

Water/Sewer Improvements for Krome Avenue

Current Phase: Design

Key Milestones: Consultant negotiations complete; design documents in preparation.

Percentage Completion: 90%

Expected Completion: September 2025

Project Description: Replacement of undersized water and sewer mains along Krome Avenue to increase system capacity for new development and CRA revitalization.

In Progress

Urban and Community Forestry Grant (Florida Forest Service \$49,500)

Current Phase: Design and permitting

Key Milestones: 42 native trees to be planted at Civic Court and residential areas in Downtown Homestead.

Percentage Completion: 0%

Expected Completion: January 31, 2026

Project Description: Enhance Downtown Homestead urban canopy through strategic tree planting.

FDOT Beautification Grant (\$112,000)

Current Phase: Procurement of Consultant

Key Milestones: Scope includes shade/palm trees, ground cover, and irrigation installation along Krome Ave, Campbell Dr, and U.S. 1.

Percentage Completion: 0%

Expected Completion: End of 2027

Project Description: Improve visual landscape and environmental quality along key transportation corridors.

Urban Forest Reforestation Grant (Hispanic Access \$755K)

Current Phase: Contract presentation for approval

Key Milestones: Consultant negotiations complete; contract presented to Council July 7, 2025.

Percentage Completion: 5%

Expected Completion: December 2027

Project Description: Planting 898 native trees, shrubs, and grasses citywide to enhance urban canopy and equitable access to green space, including Wittkop, Blakey, and Roby George Parks.



COH EVENT HIGHLIGHTS

In July, the City of Homestead brought the community together for the Race to the 4th event, celebrating unity, community pride, and the spirit of Independence Day. The event drew an impressive turnout, highlighting the strong connections among residents and reflecting the City's commitment to enhancing quality of life. Attendees enjoyed a vibrant evening of activities and camaraderie, culminating in a breathtaking fireworks show that lit up the sky with excitement and pride.



The City invited residents to relive the memorable moments through stunning visuals on its Flickr account and encouraged the community to share their own experiences. This celebration set the stage for future events, including next year's planned festivities honoring America's 250th birthday.

